

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 18, 2022

REF: Z-2002-22

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from IL and CR to CR at 311 Locust St.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL and CR to CR
Location	-	311 Locust St.
Applicant	-	Toledo Metropolitan Development 915 N Summit St Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial & CR / Regional Commercial
Area	-	± 0.32 Acres
Frontage	-	± 108' along Summit St ± 132' along Locust St
Existing Use	-	Vacant Mixed-Use
Proposed Use	-	Mixed-Use

Area Description

North	-	RM36 / Multi-family Residential
South	-	CM / Mixed Commercial
East	-	CR / Mixed Commercial
West	-	CR / Vacant Commercial

GENERAL INFORMATION (Cont'd)

Parcel History

M-14-19	-	Review and Approval of the Vistula Neighborhood Master Plan. Approved by Ord. 121-21 on 03-02-2021.
VHD-3-22	-	Historic review of façade modifications. Approved by the Toledo City Historic District Commissions on 02-28-2022.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vistula Neighborhood Master Plan

STAFF ANALYSIS

The applicant is requesting a zone change from IL (Limited Industrial) and CR (Regional Commercial) to CR (Regional Commercial) for a site located at 311 Locust Street. The property is located in the Vistula neighborhood along Summit Street, at the western corner of Summit and Locust. The brick Italianate structure was built in the late 1800s alongside other commercial buildings on the Summit St. corridor, but the building has been vacant for a significant period of time. The applicant, Toledo Metropolitan Development, has been working with Thomas Porter Architects to redevelop multiple properties along the corridor into a new mixed-use development named "The Gateway At Lowertown." Façade restoration to the subject building was approved by the Toledo City Historic District Commissions on February 28, 2022. During this review, it was identified that the property was zoned Industrial. Plan Commission staff recommended a zone change to a commercial zoning classification to permit the proposed mixture of commercial and residential uses within the restored structure.

STAFF ANALYSIS (Cont'd)

Toledo 20/20 Comprehensive Plan

The initial request is to change the zoning of the property to the CR (Regional Commercial) zoning classification. Upon further review, Plan Commission staff is instead recommending approval of the CM (Mixed Commercial-Residential) zoning district for a few reasons. The CM, Mixed Commercial-Residential zoning district is intended to accommodate mixed-use, pedestrian-oriented development, whereas the CR, Regional Commercial zoning district is intended to accommodate auto-oriented commercial development in areas already built in this manner. (TMC§1102, *Base Zoning Districts*) The Vistula neighborhood was developed prior to the introduction of automobiles; commercial buildings, including this property, were built to be walkable and cater to a variety of uses. Also, this property is within the boundaries of the Vistula Neighborhood Master Plan (2019) and the Future Land Use Map identified this property for an Urban Village, defined as “a specialized residential and commercial district that possesses characteristics of traditional neighborhood development such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” The CM, Mixed Commercial-Residential zoning district best accommodates this recommendation. CM zoning can be found across Summit Street from this property, and is most appropriate given the historic, mixed-use, walkable context of this property.

The Toledo 20/20 Comprehensive Plan also targets this area for Urban Village uses, defined again as “a specialized residential and commercial district that possesses characteristics of traditional neighborhood development such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” The CM, Mixed Commercial-Residential zoning district best accommodates this recommendation.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-2002-22, a request for a Zone Change from CR (Regional Commercial) and IL (Limited Industrial) to CR (Regional Commercial) at 311 Locust St, to the Toledo City Council for the following reasons:

1. The request does not conform with existing land uses within the general vicinity of the subject property (TMC§1111.0606.C)
2. The request does not conform to the Vistula Neighborhood Master Plan that was adopted as an amendment to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606.A)

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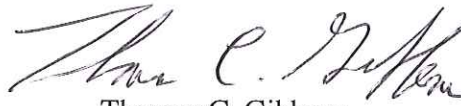
REF: Z-2002-22

PLAN COMMISSION RECOMMENDATION (Cont'd)

The Toledo City Plan Commission recommends approval of a Zone Change from CR (Regional Commercial) and IL (Limited Industrial) to CM (Mixed Commercial) at 311 Locust St to Toledo City Council for the following reason:

1. The CM zoning classification will facilitate land uses which are appropriate in context of surrounding land uses, and will reflect the objectives of the Vistula Neighborhood Master Plan; (TMC§1111.0606.C and TMC§1111.0606.A)

Respectfully Submitted,



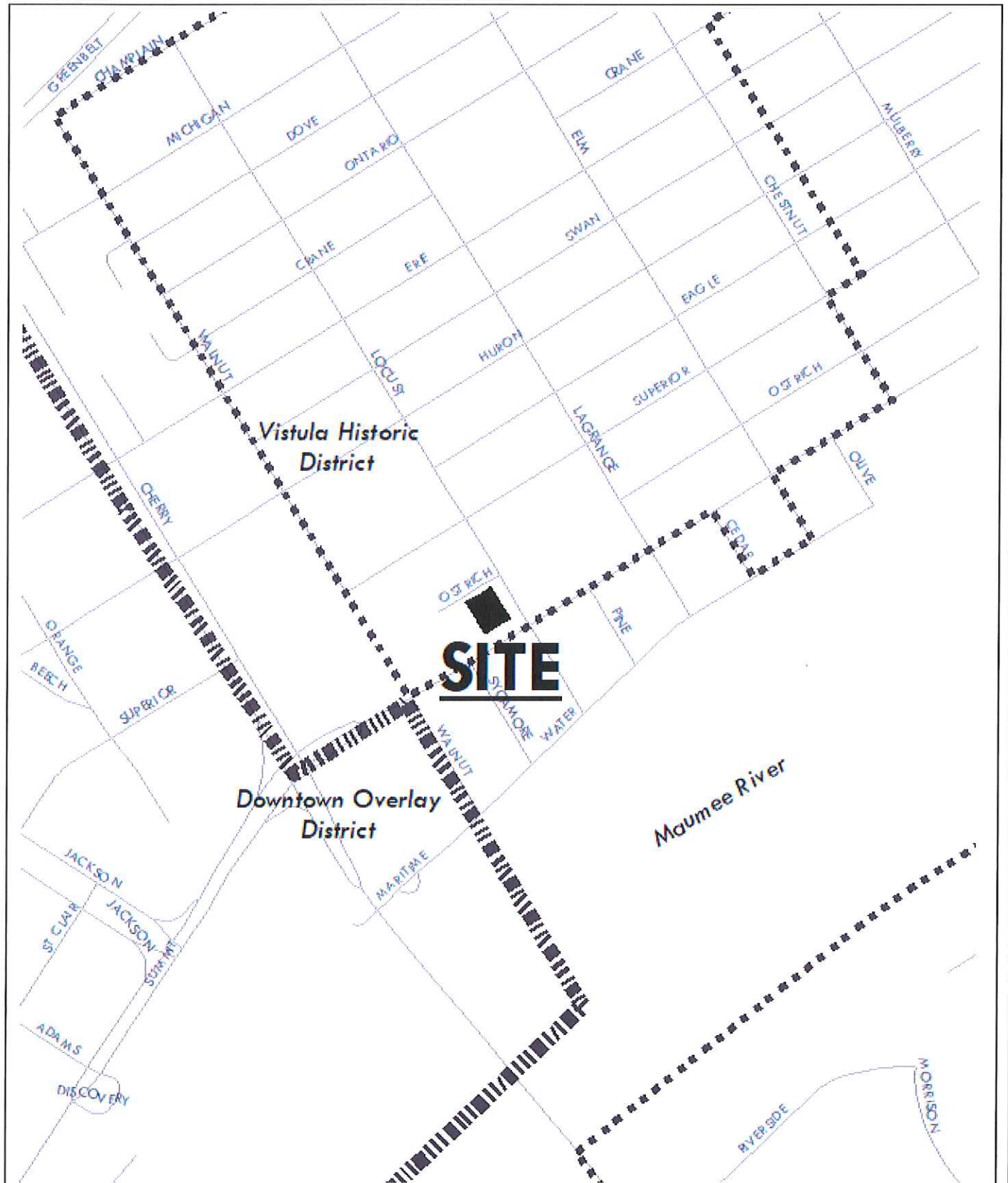
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Toledo Metropolitan Development, LLC; 915 Summit Street; Toledo, OH 43604
Attn: Andy Knopp; Thomas Porter Architects; 8 N St. Clair St; Toledo, OH 43604
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

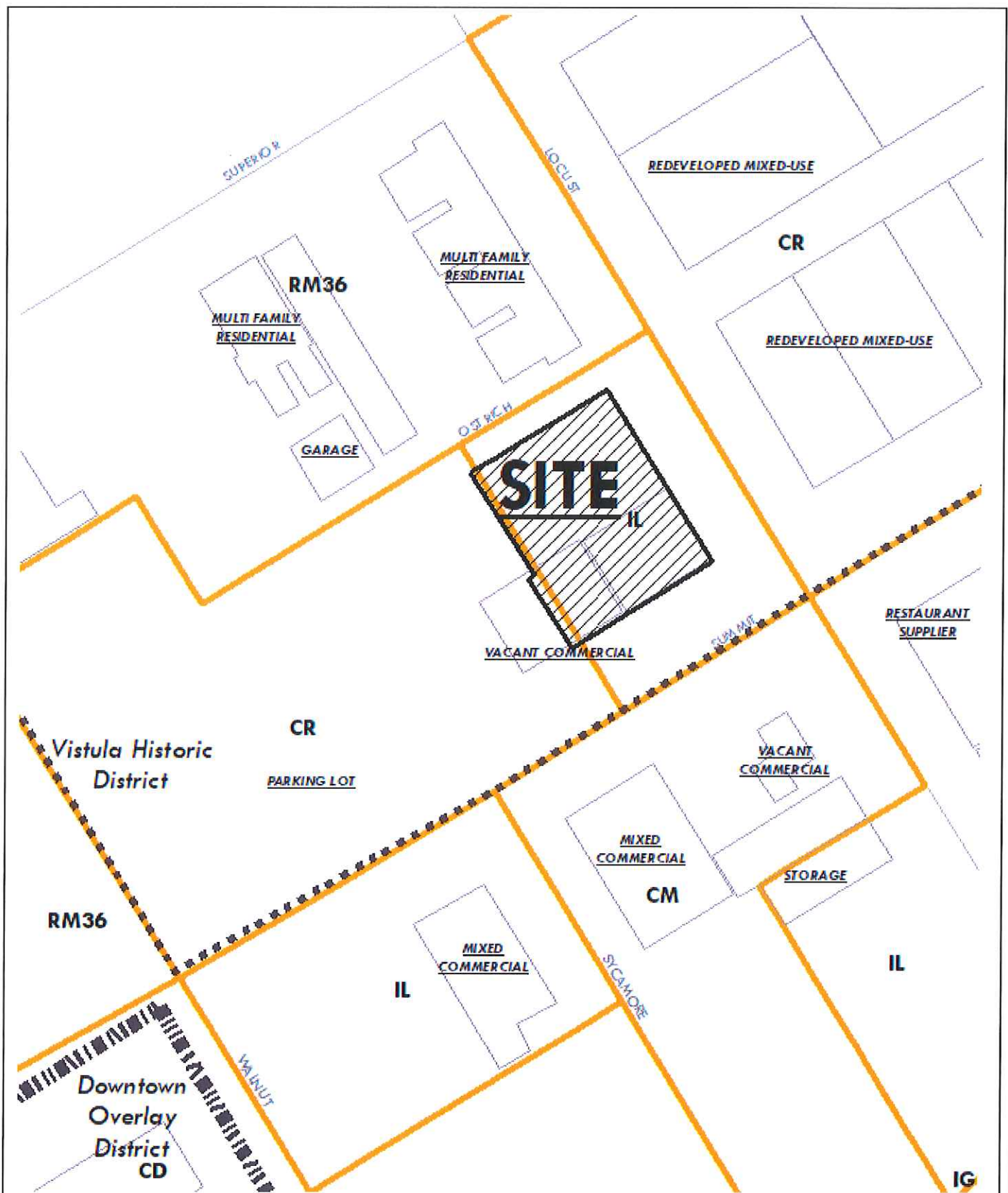
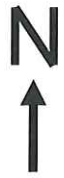
General Location

Z-2002-22



Zoning and Land Use

Z-2002-22



840 SUMMIT LLC
7730 S BRANCH
MONCLOVA OH 43542

GENMIC LLC
30282 JAQUELINE PL
PERRYSBURG OH 43551

TOLEDO METROPOLITAN
DEVELOPMENT LLC
122 S ST CLAIR ST
TOLEDO OH 43604

830 N SUMMIT STREET VENTURES
LTD AN OHIO
830 N SUMMIT ST
TOLEDO OH 43604

UNDERWOOD BLAKE
122 S ST CLAIR ST
TOLEDO OH 43604

WESTMINSTER ROW
PARTNERSHIP
1931 SCOTTWOOD AVE STE 700 P
O BOX 4719
TOLEDO OH 43620 1614

